



Topsham Road
Exeter £850,000

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An exceptional, re-designed detached residence located between Topsham Road and King George V playing fields. This bespoke, architect designed property, re-built in 2020, has been completely rebuilt to create a truly magnificent three storey family home of superb proportions, designed to offer sumptuous attention to detail throughout with beautiful stylish finishes and cleverly appointed décor. Sitting within its own generous, south westerly facing plot and located within a highly sought after position within the city.

Superior Detached Family Residence | Four Double bedrooms including two ensembles & a 2nd Floor Master Suite | Open Plan Kitchen/Diner/snug | Formal Sitting Room | Reception Hall and Study | Cloakroom, Utility Room & Pantry | Generous South-West Facing Gardens | Garden/Studio annexe with kitchenette | Garage, Workshop & Ample Parking |

DESCRIPTION

This remarkable property has been extensively re-built and extended both to the rear and up into the roof and is beautifully presented throughout. A wide entrance hall greets you and offers glimpses of the kitchen through a set of glazed French doors. To the front is a beautifully presented sitting room with the study adjacent, and beyond are the stairs winding up to the first floor with the cloakroom located below. Through to the rear is a spectacular open plan kitchen, diner and snug with bi-fold doors opening onto a dining terrace and magnificent garden beyond. The kitchen has been designed with high-end appliances and a delightful central island with breakfast bar all encased within dramatic Italian slate charcoal units with copper trim. The dining area is bathed in light from the skylight window above and the bifold doors out onto the garden, to the side is a small snug seating area. From the kitchen is the utility and walk in pantry with access out to the adjoining garage.



Up on the first floor a spacious landing gives way to three generous double bedrooms, with both bedroom three and four of equal proportions and bedroom two hosting a stylish ensuite. In addition is a fabulous family bathroom fitted with a free-standing bath along with an extensive shower cubicle and has been beautifully tiled throughout. Up on the second floor the principal bedroom offers both en suite and dressing room and commands the most spectacular panoramic views from its Juliette balcony which extends far over to the hills of Haldon Forest.

GARDEN AND GROUNDS

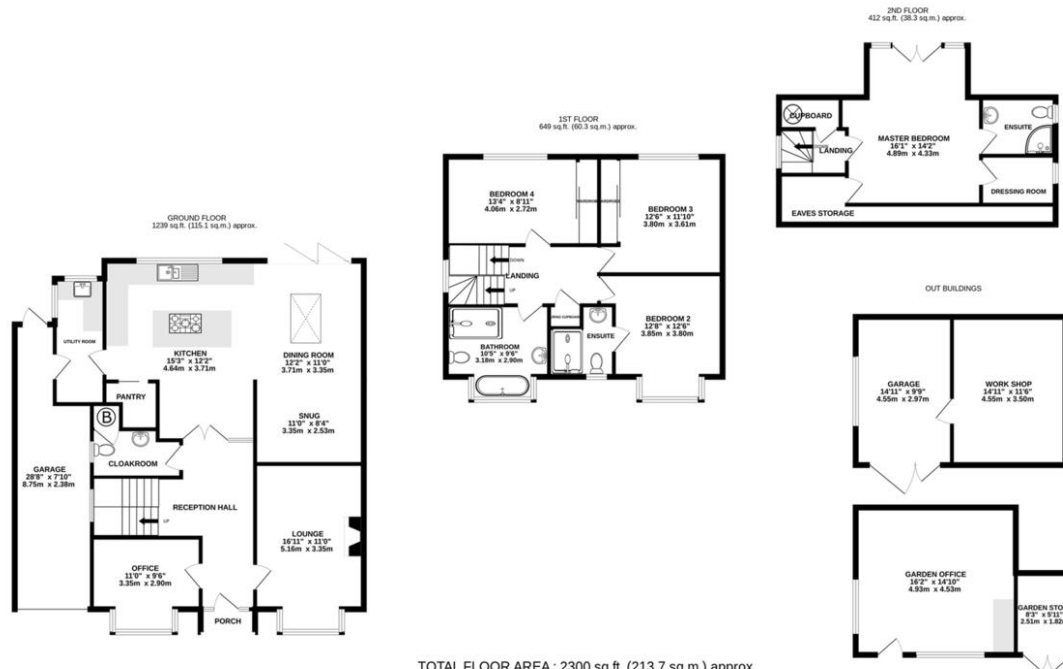
A dining terrace runs along the rear of the property with a central wisteria providing shade from the afternoon sun. This beautiful south-west facing garden has been laid to lawn with the borders filled with flowering plants and shrubs. Along past the greenhouse a central garden breaks the eye line and opens out to reveal a second lower garden which hosts both a garden office and storage sheds. The front of the property has been brick paved providing ample parking to the side of two garages and adjoining workshop.



LOCATION

The property is located just off Topsham Road and is ideally positioned for accessing the city of Exeter and to the main M5/A30 corridor and is on a regular public transport route. King George V playing fields and both River Side and Ludwell Valley Park are just a short walk away along with Exeter Golf and Country Club and a couple of well renowned public houses. There are a number of nearby primary schools and both state and independent secondary schools. The property is on the Number 57 Bus route.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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